

**AGENDA**  
**THE HAMILTON COUNTY RURAL ZONING COMMISSION**  
**REGULAR MEETING**

**Room 805-B, Administration Building**

**FEBRUARY 19, 2015**  
**1:00 P.M.**

**Joel Cornelius, Chairman/Presiding Officer**

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- 1. MEETING CALLED TO ORDER**
- 2. ROLL CALL OF COMMISSIONERS**
- 3. PLEDGE OF ALLEGIANCE**
- 4. APPROVAL OF MINUTES OF REGULAR MEETING**
- 5. PUBLIC HEARINGS**

**MAJOR ADJUSTMENTS**

- A. CASE: Green 2010-02; Blue Sky & Harrison (continued from January 15, 2015)  
REQUEST: Major Adjustment to an existing "EE" Planned Retail District  
PURPOSE: To reduce the building size and number of parking spaces, relocate the curb cut from Bluesky Drive to Northcrest Lane and maintain Northcrest Lane in its existing location  
APPLICANT: Michael E. Doty, Brandicorp, LLC (applicant), Bluesky Shoppes, LLC (owner)  
LOCATION: On the northeast corner of the Harrison Avenue & Blue Sky Drive intersection, south of Northcrest Lane (Book 550, Page 220, Parcel 1169)
- B. CASE: Green 2003-03; Anverski PUD Signage  
REQUEST: Major Adjustment to an existing "O PUD" Office District  
PURPOSE: To allow a larger monument style freestanding sign and to allow building signage on two facades of the building  
APPLICANT: John Anevski (applicant), Jets Properties, LLC. (owner)  
LOCATION: 6355 Harrison Avenue, on the southwest side of Harrison Avenue, south of Eaglesnest Drive and north of Belclare Road (book 550, Page 221, Parcel 101)

**COUNTY ZONING MAP AMENDMENT**

- A. CASE: Harrison 2015-01; Harrison Avenue Car Lot Expansion  
REQUEST: From: "A SPI-SC" Residence  
To: "EE SPI-SC" Planned Retail  
PURPOSE: To demolish a residence and expand an adjacent auto sales display area  
APPLICANT: James Ritter, Professional Design Associates (applicant); Marilyn Bourquein (owner)  
LOCATION: Harrison Township: 9902 Harrison Avenue, north of the intersection of Old Harrison Avenue and Harrison Avenue (Book 560, Page 50, Parcels 42 & 128)

- 6. OLD BUSINESS**
- 7. NEW BUSINESS**
- 8. SCHEDULED PUBLIC HEARINGS**

- A. CASE: Green 2015-02; United Dairy Farmers  
REQUEST: From: "C" Residential and "E" Retail  
To: "EE" Planned Retail  
PURPOSE: To demolish several commercial buildings and residences and adjacent unused portions of the Westwood Northern Boulevard right-of-way to construct a United Dairy Farmers and associated fuel pumps.  
APPLICANT: Robert G. Rothert, Abercrombie & Associates, Inc. (applicant); William R & Lois T Nicholson; Jeanette Mazzaro, William & Wanda Cochran; Irwin J & Lois J Hauck; Brenda C Smith, J Bruce & Pamela Jane Greely Suits; and James K Reynolds (owners)  
LOCATION: Green Township: 4108 North Bend Road, at the southeastern intersection of North Bend Road and Westwood Northern Boulevard (Book 550, Page 61, Parcels 158-172, 185-192, 232, 254 and 263)

- 9. DATE OF NEXT MEETING** March 19, 2015
- 10. ADJOURNMENT**

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NOTE: Individuals requiring special accommodations to participate in or attend any meeting or hearings should call the Planning and Zoning Office at 946-4550 seven days prior to the meeting